



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, May 21, 2007

Time: 6:00 P.M.
Place: Council Chambers
Second Floor, City Hall
One Civic Square
Carmel, IN 46032

An Executive Session of the Board will be held at 5:00 p.m. before the regular **May 21** BZA meeting in the DOCS Conference Room (3rd Floor City Hall), to discuss pending litigation as authorized under the Open Door Law.

AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearing:

1h. Monon & Main, Unit 3H

The applicant seeks the following development standards variance approval:

Docket No. 07030030 V PUD Z-462-04, Section 2.13.B 2-car garage requirement

The site is located at 20 Third St NW. and is zoned PUD/Planned Unit Development.

Filed by Todd Rohrbacher.

2-4h. TABLED: West Carmel Shoppes - Signage

~~The applicant seeks the following development standards variance approval:~~

~~Docket No. 06120007 V Section 25.07 Sign Chart B sign height~~

~~Docket No. 06120008 V Section 25.07.01.04 off-premise sign~~

~~Docket No. 06120009 V Sections 25.07.01.08, 25.07.02.09 number of signs~~

~~The site is located at southeast corner of 106th St and US 421 is zoned B-3/Business and within the US 421 Overlay. Filed by Paul Reis of Bose McKinney & Evans, LLP.~~

5-13h. Merchants' Square - Signage

The applicant seeks the following development standards variance approval:

Docket No. 07020030 V Section 25.07.02-09.b number of monument signs

Docket No. 07020031 V Section 25.07.02-09.b all tenants not on sign

Docket No. 07020032 V Section 25.07 Sign Chart A sign height

Docket No. 07020033 V Section 25.07 Sign Chart A square feet, monument sign

Docket No. 07020034 V Section 25.07.02-11.b number of directory signs

Docket No. 07020035 V Section 25.07.01.04 off-premise sign

Docket No. 07020036 V Section 25.07.01.04 off-premise sign

Docket No. 07020037 V Section 25.07 Sign Chart A setback

Docket No. 07020038 V Section 25.07 Sign Chart A setback

The site is located at 2160 Keystone Way and is zoned B-8/Business.

Filed by Amanda Gates of Sign Craft Industries.

14-18h. TABLED: The Corner – Signs

~~The applicant seeks the following development standards variance approvals:~~

~~Docket No. 07030021 V Section 23F.13.01.A ground sign prohibited in overlay~~

~~Docket No. 07030022 V Section 25.07.02-9.b total number of signs~~

~~Docket No. 07030023 V Section 25.07.02-9.b number of tenants shown on ground sign~~

~~Docket No. 07030024 V Section 25.07.02-9.d ground sign height~~

~~Docket No. 07030025 V Section 25.07.02-10.e location within proposed road right of way~~

~~The site is located at the southwest corner of 116th St. & Range Line Rd. The site is zoned B-3/Business within the Carmel Dr Range Line Rd Overlay.~~

~~Filed by Paul Reis of Bose McKinney & Evans LLP.~~

22h. Brookshire Village, Sec 2, lot 79

The applicant seeks the following development standards variance approval:

Docket No. 07040015 V Chapter 26.02.19.D platted building setback line

The site is located at 12367 Brompton Rd. and is zoned R-2/Residence.

Filed by DeBoy Land Development Services.

23h. Brookshire Village, Sec 2, lot 81

The applicant seeks the following development standards variance approval:

Docket No. 07040016 V Chapter 26.02.19.D platted building setback line

The site is located at 12341 Brompton Rd. and is zoned R-2/Residence.

Filed by DeBoy Land Development Services.

24-27h. CW Weidler's Addition, Lot 66 (part)

The applicant seeks the following development standards variance approvals:

Docket No. 07040005 V Section 8.04.03.B side yard setback

Docket No. 07040006 V Section 8.04.03.A front yard setback

Docket No. 07040007 V Section 8.04.03.F lot cover %

Docket No. 07040008 V Section 8.04.03.D rear yard setback

The site is located at 230 5th Street NE and is zoned R-2/Residence.

Filed by Myles Hager.

28-29h. Forest Glen, Lot 3 - Printing Plus

The applicant seeks the following use variance & development standards variance approvals for an office use in a residential district:

Docket No. 07040009 UV Section 6.01 permitted uses

Docket No. 07040010 V Section 2.09 compliance with Thoroughfare Plan

The site is located at 2110 E 96th St. and is zoned S-2/Residence. Filed by Rex Neal.

30-31h. Merchants' Square: Qdoba

The applicant seeks the following development standards variance approvals:

Docket No. 07040011 V Section 25.07.02.12.B Number of window signs

Docket No. 07040012 V Section 25.07.01-04 Prohibited signs, A frame

The site is located at 2328 E 116th St. and is zoned B-8/Business within the SR 431 Overlay.

Filed by Doug Kauffman of National Image Solutions.

I. Old Business

32-33i. Hamilton Beverage

The applicant seeks the following development standards variance approvals:

Docket No. 07020025 V Section 25.07.02-08.c maximum sign square footage

Docket No. 07020026 V Section 25.07.02-08.b sign oriented east

The site is located at 2290 E. 116th St. and is zoned B-8/Business.

Filed by Mary Solada of Bingham McHale, LLP for United Package Liquors.

19-21i. Pinnacle Pointe – Signs

The applicant seeks the following development standards variance approvals:

Docket No. 07030018 V Section 25.07.02-10.b signs oriented south

Docket No. 07030019 V Section 25.07.02-10.b total number of signs

Docket No. 07030020 V Section 25.07.02-10.b sign types

The site is located at 12065 Old Meridian St. and is zoned B-6/Business within the US 31 Overlay.

Filed by Nancy Long of A-1 Expeditors, Inc.

34-39i. Applegate Condominiums

The applicant seeks the following development standards variance and special use approvals:

Docket No. 07010002 V Section 23D.03.C.3.k(ii) maximum building height

Docket No. 07010003 V Section 23D.03.C.3.f(i) parking in front yard

Docket No. 07010004 V Section 23D.03.C.3.i(i) roof pitch

Docket No. 07010005 V Section 23D.03.C.3.a(ii) building mass/width

WITHDRAWN Docket No. 07010006 V Section 23D.03.C.3.e(ii) landscape requirements

Docket No. 07010007 SU Section 10.02.A special uses

WITHDRAWN Docket No. 07010014 V Section 23D.03.C.3.e.iii(b) lot coverage over 70%

The site is located at 130 Second St. NW., and is zoned R-4/Residence within the Old Town

Overlay – Character Subarea. Filed by Thomas Lazzara for On Track Properties, Inc.

J. New Business

K. Adjournment